



# PLANNING AND ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>01-26-12</b>	<b>AGENDA REQUEST NO:</b>	<b>II-A</b>
<b>INITIATED BY:</b>	<b>CATHY HALKA, AICP</b> <i>CHH</i> <b>PLANNER II</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>TRANSPORTATION &amp; LONG-RANGE PLANNING</b>
<b>PRESENTED BY:</b>	<b>PATRICK WALSH, P.E., DIRECTOR OF TRANSPORTATION &amp; LONG-RANGE PLANNING</b> <i>PWW</i> <b>CATHY HALKA, AICP, PLANNER II</b>	<b>ADDITIONAL APPROVAL(S):</b>	<b>N/A</b>
<b>SUBJECT / PROCEEDING:</b>	<b>COMPREHENSIVE PLAN UPDATE WORKSHOP</b>		
<b>EXHIBITS:</b>	<b>SUMMARY OF REVISIONS TO COMPREHENSIVE PLAN, CHAPTERS 1-5; SUMMARY OF RECOMMENDED REVISIONS TO VISION 2025; RECOMMENDED REVISED GOALS AND OBJECTIVES FOR CHAPTER 5</b>		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	<b>N/A</b>	<b>DIRECTOR OF PLANNING &amp; ENVIRONMENTAL SERVICES:</b>	<b>DOUGLAS SCHOMBURG, AICP</b> <i>D.S.</i>
<b>RECOMMENDED ACTION</b>			
Review and discuss updates to Chapters 1 through 5 of the Comprehensive Plan.			
<b>EXECUTIVE SUMMARY</b>			
<p>In this workshop, City staff will review the Comprehensive Plan Update, a FY12 strategic project, and solicit feedback from the Planning and Zoning Commission on the project approach. The objective of the project is the adoption of revisions to Chapters 1 through 5 of the City's Comprehensive Plan. The Comprehensive Plan Update project was triggered by the City Council adoption of <i>Vision 2025 and Guiding Principles</i> in 2009 and by the release of 2010 U.S. Census data.</p> <p>The Comprehensive Plan Update focuses on Chapters 1 through 5 as the first phase of a two-step process with a second phase, updating Chapter 6 (the Land Use Plan), to follow at a later date. The updates to Chapters 1 through 4 will focus on primarily informational revisions and expanded descriptions based on U.S. Census and American Community Survey data and other information. Chapter 5 will be replaced with the contents of <i>Vision 2025 and Guiding Principles</i>, which was adopted by City Council in 2009 (Resolution 09-34) with the explicit intent to update the Comprehensive Plan. City staff conducted an extensive review of the current Chapter 5 (Goals, Objectives and Strategies), and this review revealed several items that are still relevant and are recommended for incorporation into <i>Vision 2025 and Guiding Principles</i>. Further, City Council identified additional revisions to Vision 2025 at their 2011 annual retreat. The resulting revised Chapter 5 will preserve policy guidance from the 2005 Comprehensive Plan that remains relevant, emphasize new policy guidance from <i>Vision 2025</i>, and incorporate</p>			

revisions from the City Council retreat. The attached exhibits describe the recommended revisions.

In this workshop, City staff will review the project approach in anticipation of commencing a process for adopting the new Comprehensive Plan. City staff intend on publishing draft revisions to Chapters 1 through 5 on the City's web site during a public review and comment period starting in January 2012. Public hearings will be scheduled at Planning and Zoning Commission and City Council meetings to provide additional opportunities for public feedback on the proposed update. The project schedule anticipates the adoption of the new Comprehensive Plan Chapters 1 through 5 in May 2012.

## EXHIBITS

### **EXHIBIT A:**

#### **Summary of Recommended Revisions to Comprehensive Plan**

- Chapter 1: DEFINITION OF COMPREHENSIVE PLANS AND MASTER PLANS
  - a. Include information on master plan relationships
- Chapter 2: HISTORY OF SUGAR LAND'S COMPREHENSIVE PLAN
  - a. Update methodology to reflect current process
- Chapter 3: COMMUNITY PROFILE
  - a. Reorganize text and added details on existing conditions (e.g. annexation, water, wastewater, parks, air quality, neighborhoods, population characteristics)
  - b. Update information with 2010 Census & American Community Survey data
- Chapter 4: DEVELOPMENT CONSTRAINTS, OPPORTUNITIES, AND PROJECTIONS
  - a. Update information on developments: Imperial, Telfair, Lake Pointe, Central Prison Unit
  - b. Update economic profile/projection with 2010 Census / American Community Survey
  - c. Add data from 2011 Land Use Inventory
- Chapter 5: VISION, GOALS, AND OBJECTIVES
  - a. Replace Goals, Strategies, and Objectives from Chapter 5 with Vision 2025 and Guiding Principles
  - b. Revise Vision 2025 and Guiding Principles based on:
    - i. Staff comparison of Vision 2025 and Chapter 5
    - ii. City Council review at 2011 annual retreat

**EXHIBIT B:**  
**Summary of Recommended Revisions to Vision 2025**

**City Staff Review: Comparison to Chapter 5**

1. Add to A7 “adequate supply”  
*Adequate supply of* safe drinking water
2. Add to B4 “attractive”  
Clean, well-maintained, *attractive* lakes and waterways that are publicly accessible.
3. Remove from F6 “and”  
Maintaining quality neighborhoods ~~and~~ buffered from or blended with adjacent commercial areas and non-residential land uses.
4. Remove from G2 “water taxi”  
Effective, intra-city public transportation system linking activity centers: trolley, electric bus, monorail, ~~water taxi~~.
5. Revise G6 to remove “rail” and add “transit,” remove “with relocation of freight rail”  
Commuter ~~rail transit~~ serving to link Sugar Land to the Greater Houston Metro Area and Fort Bend County / Southwest ~~with relocation of freight rail~~.
6. Add **new statement** as G9  
Relocation of freight rail through traffic
7. Add **new statement** as H9 – Recreational Programs  
Recreational programs serving the community
8. Add to J2 “and facilities”  
Well-designed, well-maintained city infrastructure *and facilities* throughout the city.
9. Add **new statement** as K9 - Financial Health of the City  
City demonstrating sound financial management practices and policies including cost-effective service delivery
10. Add **new statement** as K10 – Comprehensive Plan  
Comprehensive Plan and associated master plans guide City decision making

**City Council Review: 2011 Retreat, Galveston, TX**

11. Add “Health and” to A6  
**Health and** building codes promoting highest reasonable standards for safety
12. Add “meeting national and state standards” to A7  
Safe drinking water **meeting national and state standards**
13. **Remove statement** C4  
~~Support for the faith community~~
14. Add “and respecting” to C5 (now C4)  
Celebrating **and respecting** the unique international and inter-cultural community that we have become
15. Add **new statement** as I10  
Film and entertainment businesses linked to University of Houston
16. Added “and tax base (60% residential / 40% commercial, retail, office)” to J1  
Balanced land use (70% residential/no less than 30% commercial, retail, office) **and tax base (60% residential / 40% commercial, retail, office)** within city

**EXHIBIT C:**  
**Recommended Revised Goals and Objectives for Chapter 5**

GOAL A	SAFE COMMUNITY
<p data-bbox="159 432 347 466">► Objectives</p> <ol data-bbox="230 508 1318 1163" style="list-style-type: none"><li data-bbox="230 508 682 541">1. Safest city in the United States</li><li data-bbox="230 592 1318 659">2. People feeling safe, secure and comfortable at home, in the neighborhood, at the parks, in commercial areas, and throughout the community</li><li data-bbox="230 718 1318 785">3. Informed citizens participating in and taking responsibility for community safety and emergency preparedness</li><li data-bbox="230 844 1282 877">4. Rapid, professional and coordinated response to an emergency call for service</li><li data-bbox="230 928 1318 995">5. City prepared for all hazards, disaster and post disaster recovery including coordination with local, regional and state resources</li><li data-bbox="230 1054 1263 1087">6. Health and building codes promoting highest reasonable standards for safety</li><li data-bbox="230 1138 1260 1171">7. Adequate supply of safe drinking water meeting national and state standards</li></ol>	

<b>GOAL B</b>	<b>BEAUTIFUL COMMUNITY</b>
<p>► <b>Objectives</b></p> <ol style="list-style-type: none"><li>1. Attractive, well-designed and well-maintained public buildings, streetscapes incorporating gateways, public spaces and public art throughout the city</li><li>2. Attractive, well-designed and well-maintained commercial areas and buildings, including beautiful landscapes, and appropriate signage</li><li>3. Attractive, well-maintained homes</li><li>4. Clean, well-maintained, attractive lakes and waterways that are publicly accessible</li><li>5. Reduction/removal of overhead power lines in future development</li></ol>	

<b>GOAL C</b>	<b>INCLUSIVE COMMUNITY</b>
<p>► <b>Objectives</b></p> <ol style="list-style-type: none"><li>1. Celebrating America, such as: 4<sup>th</sup> of July, Veteran's Day, Memorial Day, flying the flag</li><li>2. Community respecting and celebrating the history and heritage of Sugar Land and Texas</li><li>3. All family generations and cultures feeling welcome and having fun</li><li>4. Celebrating and respecting the unique international and inter-cultural community that we have become</li><li>5. Residents informed, actively involved and participating in community and civic affairs</li></ol>	

<b>GOAL D</b>	<b>ENVIRONMENTALLY RESPONSIBLE COMMUNITY</b>
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► **Objectives**

1. City as a leader – model for standards, processes and operations
2. Open green spaces throughout the city
3. Effective stormwater management and drainage system enhancing quality of surface water and protecting neighborhoods
4. Quality wastewater treatment system
5. Water conservation
6. Reduced energy consumption and increased use of renewable resources
7. Convenient, easy, state-of-the-art recycling system with options and incentives
8. Developments, redevelopments and buildings incorporating the concepts of environmental sustainability
9. Improved air quality
10. Reasonable approach and balance with a “return on investments” – economic and/or community benefit

GOAL E	DESTINATION ACTIVITY CENTERS
<p>► <b>Objectives</b></p> <ol style="list-style-type: none"> <li>1. Each destination activity center having positive image and reputation – a sense of place</li> <li>2. Variety of unique quality features that define each destination activity center</li> <li>3. Mixed use developments with commercial and multi-family residential elements</li> <li>4. Pedestrian friendly activity centers connected by alternative transportation modes and trails</li> <li>5. Major community focal points and regional destinations, such as: Town Center, Brazos River Park, Entertainment District and “Imperial” Area</li> <li>6. Public open space and parks for people to gather and enjoy; neighborhood to use; and to conduct community events</li> </ol>	



GOAL F	GREAT NEIGHBORHOODS
<b>► Objectives</b>	
<ol style="list-style-type: none"><li>1. Strong neighborhood identity and pride</li><li>2. Renovated, modernized and well-maintained older housing stock</li><li>3. High percentage of owner occupied homes</li><li>4. Well-maintained, replaced and up to date neighborhood infrastructure: streets, utilities, sidewalks, street lights and drainage</li><li>5. Strong, effective home owner and neighborhood associations maintaining and investing in community common areas, streetscapes and public spaces</li><li>6. Maintaining quality neighborhoods buffered from or blended with adjacent commercial areas and non-residential land uses</li><li>7. Residents involved in and taking responsibility for making the neighborhood a great place to live and call home</li><li>8. Top quality community and neighborhood parks with active and passive areas</li></ol>	

<b>GOAL G</b>	<b>SUPERIOR MOBILITY</b>
<p>► <b>Objectives</b></p> <ol style="list-style-type: none"><li>1. Effective traffic management signal system facilitating predictable, acceptable travel times within Sugar Land</li><li>2. Effective intra-city public transportation system linking activity centers: trolley, electric bus, monorail</li><li>3. North/south mobility with several corridors</li><li>4. Interstate and U.S. highways efficiently moving traffic through and to/from Sugar Land (U.S. 59, Highway 6, 90A)</li><li>5. Major corporate airport for businesses and general aviation</li><li>6. Commuter transit serving to link Sugar Land to the Greater Houston Metro Area and Fort Bend County / Southwest</li><li>7. Pedestrian-friendly community with multi use trails network for bikes and pedestrians connecting neighborhoods and the community</li><li>8. Well-designed, well-maintained streets, sidewalks and multi- use trails</li><li>9. Relocation of freight rail through traffic</li></ol>	

<b>GOAL H</b>	<b>OUTSTANDING CULTURAL ARTS, EDUCATIONAL AND RECREATIONAL OPPORTUNITIES</b>
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► **Objectives**

1. Brazos River Park as a regional destination with water-based activities on the river and lakes; hike and bike trails; innovative, unique venues and activities
2. Variety of cultural art opportunities, programs and venues serving as regional destinations
3. Public art throughout the city
4. Major museums having educational significance
5. Performing Arts Center (large community and small venues) for theater, concerts and entertainment serving as a regional destination
6. Regional, family oriented, professional sports venue
7. Major university campus serving residents, non-residents, and businesses with full range of undergraduate, graduate and post graduate programs
8. Strong relationship and partnership between City of Sugar Land, schools and university
9. Recreational programs serving the community

<b>GOAL I</b>	<b>REGIONAL BUSINESS CENTER OF EXCELLENCE</b>
<p>► <b>Objectives</b></p> <ol style="list-style-type: none"><li>1. Targeted national and international businesses such as: corporate finance, electronics manufacturing and assembly, energy, regional and national headquarters, bio and nano technology</li><li>2. State of the art, world class infrastructure and technology to support local businesses</li><li>3. Business-friendly environment and reputation</li><li>4. Quality jobs at or above the average income in the community</li><li>5. Tract II and Prison Property/Newland (300 acres) developed as major business parks with Class A office environment</li><li>6. Full service convention and conference center targeting the best second tier market</li><li>7. Major regional state-of-the-art medical and health services center serving the southwest area</li><li>8. Multiple, high-quality, full and limited service hotels for business travelers and visitors</li><li>9. Unique, “upscale” retail with upgraded products</li><li>10. Film and entertainment businesses linked to University of Houston</li></ol>	

**GOAL J****BALANCED DEVELOPMENT AND  
REDEVELOPMENT****► Objectives**

1. Balanced land use (70% residential/no less than 30% commercial, retail, office) and tax base (60% residential / 40% commercial, retail, office) within city
2. Well-designed, well-maintained city infrastructure and facilities throughout the city
3. Innovative designs meeting city's development standards and adding value to the surrounding neighborhoods
4. New developments and redevelopments consistent with city vision, comprehensive plan, policies and standards
5. Upgrading or reusing older commercial areas and commercial strip centers
6. Redevelopment uses that are appropriate for different locations and proactive city policies to assist
7. Redevelopment of historic structures into creative uses to showcase the city's history
8. High-quality and well-maintained housing stock throughout the city

<b>GOAL K</b>	<b>COMMUNITY PRIDE IN SUGAR LAND</b>
<p>► <b>Objectives</b></p> <ol style="list-style-type: none"><li>1. City working in partnership with residents, community organizations, businesses and other government entities</li><li>2. People want to live here, businesses want to invest here</li><li>3. Successful community events and celebrations bringing people together</li><li>4. Being “A Community of Excellence” and recognized as such</li><li>5. Residents engaged in civic and community affairs</li><li>6. Businesses and residents volunteering and contributing to the Sugar Land community</li><li>7. Strong community organizations, charitable organizations and institutions</li><li>8. City leadership facilitating and being a catalyst for community pride</li><li>9. City demonstrating sound financial management practices and policies including cost-effective service delivery</li><li>10. Comprehensive Plan and associated master plans guide City decision making</li></ol>	